

# TOWN OF SOUTHAMPTON

Department of Land Management  
Zoning Board of Appeals  
116 HAMPTON ROAD  
SOUTHAMPTON, NY 11968

Phone: (631) 287-5700  
Fax: (631) 287-5754



JAY SCHNEIDERMAN  
TOWN SUPERVISOR

CHAIRPERSON  
ADAM GROSSMAN

VICE-CHAIRPERSON  
BRIAN DESEA

BOARD MEMBERS  
KEITH TUTHILL  
HELENE BURGESS  
CORNELIUS KELLY  
MICHAEL DALY  
JASON HANN

## ***PRELIMINARY AGENDA – NOT OFFICIAL***

### **SOUTHAMPTON TOWN ZONING BOARD OF APPEALS PUBLIC HEARING AGENDA June 18, 2020**

The Zoning Board of Appeals meeting is being held via videoconference. Applications are scheduled to begin at 6:00 p.m., or shortly thereafter. Applications may not be heard in the order as they appear on this agenda. Current agendas may be viewed on the internet at the following address: [www.southamptontownny.gov](http://www.southamptontownny.gov)

- CALL TO ORDER
- PLEDGE OF ALLEGIANCE
- APPROVAL OF MINUTES

**Please note: Applications highlighted in GRAY have requested an adjournment or have requested to withdraw the application**

\*\*\*\*\*

#### **MINOR VARIANCE REVIEW**

#### **SCTM - HAMLET**

None scheduled for this meeting

#### **NEW APPLICATIONS**

#### **SCTM – HAMLET**

1. **Donald T. Witkowski & Robert J. Wallace (Gilioli & Chen – Applicants)** (app# 2000048)  
26 Georgian Lane Adam 900-115-3-4 Water Mill  
Applicant requests relief from the following provisions of the Town Code: 1. For the proposed two-story dwelling: §330-115C (continuance) for a principal front yard setback of 30 feet where 47.8 feet is permitted, and for a principal rear yard setback of 30.17 feet where 36.9 feet is permitted for the dwelling; 2. For the proposed accessory building (pool house): §330-76D (placement of accessory building structures and uses) and §330-83C (yards) to allow the proposed 1-story accessory building (pool house) to be located within the required minimum and total side yard for the principal building; and 3. For the proposed swimming pool with attached patio: §330-76D (placement of accessory building structures and uses) and §330-83C (yards) to allow the proposed swimming pool and patio to be located within the required minimum and total side yard for the principal building. If necessary, relief from Town Code §330-115C for a principal rear yard setback to the 1-story covered terrace attached to the dwelling where 36.9 feet is permitted and relief from §330-115D(5) for an accessory side yard setback to the patio around the proposed swimming where 10 feet is permitted.

**NEW APPLICATIONS (continued)**

**SCTM – HAMLET**

2. **Gary Blankoph** (app# 2000049) Jason 900-376-1-32 Westhampton  
137 South Road  
Applicant requests relief from the following provisions of the Town Code for a proposed one-story garage addition to an existing dwelling on a nonconforming lot: 1. §330-115C (continuance) for a principal minimum side yard setback of 10 feet where 14.42 feet is existing and for a principal total side yard setback of 24.42 feet where 41.09 feet is existing; and 2. §330-84D (pyramid height) for a proposed encroachment in the amount of 217.75 cubic feet and any other relief necessary.
3. **TICI, LLC** (app# 2000051) Michael 900-31-1-7 North Sea  
53 Oak Grove Road  
Applicant requests relief from Town Code §330-84D (pyramid height) for a proposed encroachment in the amount of 6,312 cubic feet (2,226 cf (East side) + 4,086 cf (West side) for a proposed additions to an existing one-story dwelling on a nonconforming lot, to wit, (i) a full 2<sup>nd</sup> floor addition over the existing dwelling, (ii) a proposed one-story addition with 2<sup>nd</sup> floor covered porch above on the west side, and (iii) a proposed two-story addition on the north side) and any other relief necessary.
4. **Stephen Lavinio** (app# 2000054) Keith 900-177-2-25 Shinnecock Hills  
1792 County Road 39  
Applicant requests a determination that the subject parcel SCTM# 900-177-2-25 is held in single and separate ownership from all adjacent parcels and thus entitled to relief pursuant to §330-115D and any other relief necessary.
5. **Stephen Lavinio** (app# 2000053) Keith 900-177-2-26.1 Shinnecock Hills  
11 Arbutus Road  
Applicant requests a determination that the subject parcel SCTM# 900-177-2-26.1 is held in single and separate ownership from all adjacent parcels and thus entitled to relief pursuant to §330-115D. In addition, applicant requests relief from the following provisions of the Town Code to legalize a shed with attached porch constructed without the benefit a building permit: (i) §330-11 (residential districts table of dimensional regulations) for an accessory side yard setback of 9 feet where 20 feet is required and an accessory distance from street setback (front yard) of 61.4 feet where 70 feet is required; and (ii) §330-76D (placement of accessory buildings, structures and uses in all districts) and 330-83C (yards) to allow the shed to remain in the required front yard on a nonconforming lot and any other relief necessary.
6. **Michael Kontokosta** (app# 2000050) Brian 900-81-2-12.1 Water Mill  
668 Scuttlehole Road  
Applicant requests relief from the following provisions of the Town Code for the location of a proposed tennis court: (i) §330-11 (residential districts table of dimensional regulations) for an accessory distance from street setback (front yard) of 62 feet where 90 feet is required from the northerly property line (Head of Pond Road) and for an accessory distance from street setback (front yard) of 62 feet where 90 feet is required from the southerly property line (Scuttle Hole Road); and (ii) §330-76D (placement of accessory buildings, structures and uses in all districts) and 330-83C (yards) to allow the tennis court to be located in each required front yard respectively and any other relief necessary.

**NEW-ADJOURNED APPLICATIONS (from the 03.19.20 and 05.07.20 meeting)**  
**SCTM – HAMLET**

7.     **16 Dover Avenue, LLC** (app# 2000025)     Cornelius             900-42-3-43     North Sea  
16 Dover Avenue  
Applicant requests relief from the following provisions of the Town Code for a proposed swimming and proposed patio: (i) §330-11 (residential districts table of dimensional regulations) for an accessory distance from street setback (front yard) of 51 feet where 70 feet is required and (ii) §330-76D (placement of accessory buildings, structures and uses in all districts) and §330-83C (yards) to allow the proposed swimming pool and proposed patio to be located in the required front and total side yard for the principal building on a nonconforming lot and any other relief necessary.
  
8.     **Kristof Gleich** (app# 2000027)             Brian                     900-259-1-24.2     Hampton Bays  
10 Corwin Lane  
Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) to permit a partial conversion of an attic into habitable space (recreation room) within an existing dwelling on a nonconforming lot which will result in a partial third story where a maximum of two stories is permitted and any other relief necessary.
  
9.     **Joseph J. Hancock** (app# 2000026)             Cornelius             900-226-2-10.2     Hampton Bays  
22 Squiretown Road  
Applicant appeals the decision of the Principal Building Inspector as provided in Town Code §330-165A (appeals on interpretation of Zoning Law and Map), in that the proposed garage is not a subordinate or incidental building because of its size in proportion to the main dwelling and its use. In addition, applicant requests relief from Town Code §330-84D (pyramid height) for an encroachment in the amount of 1,690 cubic feet for a proposed detached garage on a nonconforming lot and any other relief necessary.
  
10.    **German Rivera** (app# 2000028)             Michael                 900-232-1-20     Shinnecock Hills  
577 East Montauk Highway  
Applicant requests relief from Town Code §330-84D (pyramid height) for an encroachment in the amount of 115 cubic feet for a proposed 2<sup>nd</sup> story addition to an existing dwelling on a nonconforming lot and any other relief necessary.
  
11.    **73 Lyncliff, LLC** (app# 2000029)             Helene                 900-268-1-21     Hampton Bays  
73 Lyncliff Road  
Applicant requests relief from Town Code §330-11 (residential districts table of dimensional regulations) for a principal rear yard setback of 30.3 feet where 60 feet is required for a proposed garage addition to a dwelling under-construction and any other relief necessary.

**READVERTISED APPLICATIONS**

**SCTM – HAMLET**

12. **Loreta Columbo** (app # 2000024) Cornelius  
900-28-2-18 North Sea  
18 Bay View Road

Applicant requests a determination as to whether or not the proposed accessory building (Cabana) is a subordinate or incidental building pursuant to Town Code §330-5 (definitions) because of its size in proportion to the main dwelling and its use. In addition, applicant requests relief from the following provisions of the Town Code: 1. For the proposed accessory building (cabana): (i) §330-11 (residential districts table of dimensional regulations) for an accessory distance from street (front yard) setback of 15 feet where 50 feet is required from the easterly lot line (Mullen Hill Lane), (ii) §330-84D (pyramid height) for an encroachment in the amount of 120 cubic feet and (iii) §330-76D (placement of accessory buildings, structures and uses in all districts) and §330-83C (yards) to allow the cabana to be located within the required front yard for the principal building; and 2. For the proposed swimming pool: (i) §330-11 (residential districts table of dimensional regulations) for an accessory distance from street (front yard) setback of 15.8 feet where 50 feet is required from the easterly lot line (Mullen Hill Lane), and (ii) §330-76D (placement of accessory buildings, structures and uses in all districts) and §330-83C (yards) to allow the swimming pool to be located within the required front yard for the principal building and any other relief necessary.

**READVERTISED APPLICATION (from the 03.19.20 meeting)**

**SCTM – HAMLET**

13. **Valerie Sirignano** (app# 2000013) Jason 900-32-1-12 North Sea  
105 Edgemere Drive

Applicant requests relief from Town Code §330-84D (pyramid height) for an encroachment in the amount of 17,659.5 cubic feet for a proposed two-story dwelling and an encroachment in the amount of 182 cubic feet for the 2<sup>nd</sup> floor deck on a nonconforming lot and any other relief necessary.

**MODIFICATION REQUEST (from the 03.19.20 meeting)**

**SCTM – HAMLET**

14. **Lake Creek Properties, LLC** (app# 2000030) 900-118-2-8 Riverside  
30 Flanders Road, Route 24 Adam

On July 21, 2016, this Board by decision number D016100, granted the applicant relief for the following: (i) a proposed dual-pole, double-sided freestanding pole sign; (ii) relief to allow five (5) freestanding signs (a dual-pole double-sided freestanding sign, two (2) menu board signs and two (2) canopy signs with signage and LCD Confirmation display area); (iii) two (2) internally illuminated single-sided freestanding menu board signs; (iv) two (2) drive-through lanes; (v) two (2) illuminated freestanding canopies with signage and LCD menu confirmation; and (vi) to allow a loud speaker and window service system. By letter dated, January 31, 2020, Keith Brown of Brown & Altman, LLP seeks to modify said decision as it relates to the dual-pole, double-sided freestanding sign to allow the area of the sign to be 33.3 square feet where a maximum of 20 square feet is permitted and to allow the height of the sign to be 13'-2" where a maximum of 7 feet is permitted pursuant to Town Code §330-131.1(V)(1).

**Southampton Town Zoning Board of Appeals**  
**Public Hearing Agenda**  
**June 18, 2020**  
**Page 5 of 5**

<b><u>DECISIONS</u></b>	<b><u>DATE CLOSED</u></b>	<b><u>SCTM – HAMLET</u></b>
Marc Levin & Marianna Loose (Lewis J. Liman & Lisa C. Liman – Applicants) (app# 1900093) (written submissions by June 8 <sup>th</sup> )	Adam	05/02/19 900-43-1-38 North Sea
Marc Levin & Marianna Loose (Lewis J. Liman & Lisa C. Liman – Applicants) (app# 1800172) (written submissions by June 8 <sup>th</sup> )	Adam	05/02/19 900-43-1-38 North Sea
Sea Glass Ventures, LLC (written submissions by June 5 <sup>th</sup> )	Michael	05/07/20 900-134-3-13 Bridgehampton
Jack Bartelme (written submissions by June 5 <sup>th</sup> )	Keith	05/07/20 900-25-1-35 Sag Harbor
Dean Isidro (written submissions by June 5 <sup>th</sup> )	Brian	05/07/20 900-26-1-45 Sag Harbor
47 Crescent, LLC (written submissions by June 5 <sup>th</sup> )	Jason	05/07/20 900-115-2-22.17 Water Mill
20 Riverleigh Avenue Corp. (written submissions by June 5 <sup>th</sup> )	Adam	05/07/20 900-138-2-30 Riverside
Maria & Michael Rothstein	Helene	06/04/20 900-345-2-1 Hampton Bays
Thomas R. Stachecki Living Trust (Dixon, Dreyer & Lennox – applicants) (app# 1900137) (written submissions by April 27 <sup>th</sup> )	Brian	01/16/20 900-78-1-20.1 North Sea
Thomas R. Stachecki Living Trust (Michael K. Marion & Bobbie Lynn Grund – applicants) (app# 1900158) (written submissions by April 27 <sup>th</sup> )	Brian	01/16/20 900-78-1-20.1 North Sea